STAFFORDSHIRE moorlands DISTRICT COUNCIL
ACHIEVING • EXCELLENCE

Staffordshire Moorlands District Council
Moorlands House, Stockwell Street, Leek
Staffordshire Moorlands, ST13 6HQ
Telephone: 0845 605 3013
www.staffsmoorlands.gov.uk

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of planning applications on council web sites
Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.
If any other information that is provided as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.

1. Applicant Name, Address and Contact Details

Title: Mr First name: GM, ME & RH Surname: Phillips

Company name:

Street address: Benty Grange Farm
Benty Grange Lane
Winkhill

Town/City: Leek

County:

Country:

Postcode: ST13 7PU

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address:

Are you an agent acting on behalf of the applicant? (●) Yes ( ) No

2. Agent Name, Address and Contact Details

Title: Miss First Name: Dianne Surname: Critchlow

Company name: Allen & Hunt Ltd

Street address: Narlow Works
Thorpe

Town/City: Ashbourne

County:

Country:

Postcode: DE6 2AT

	Country Code	National Number	Extension Number
Telephone number:	+44	01335350419	
Mobile number:			
Fax number:	+44	01335350533	

Email address: dianne@allenandhunt.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:
Proposed agricultural infill building to cover an existing livestock feeding area

Has the building, work or change of use already started? ( ) Yes (●) No

part one.

08/01101/ FUL 2 JUN 2008 - S M D

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: 0 Suffix:

House name: Benty Grange Farm

Street address: Benty Grange Lane

Winkhill

Town/City: LEEK

County:

Postcode: ST13 7PU

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 406893

Northing: 350833

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ○ Yes ◉ No

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ○ Yes ◉ No

Is a new or altered pedestrian access proposed to or from the public highway? ○ Yes ◉ No

Are there any new public roads to be provided within the site? ○ Yes ◉ No

Are there any new public rights of way to be provided within or adjacent to the site? ○ Yes ◉ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ○ Yes ◉ No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ○ Yes ◉ No

Have arrangements been made for the separate storage and collection of recyclable waste? ○ Yes ◉ No

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ○ Yes ◉ No

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ○ Yes ◉ No

10. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Treated Yorkshire space-boarding

Roof - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Natural coloured fibre cement sheeting

Windows - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

10. Materials (continued)

Doors - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Boundary treatments - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Lighting - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ◉ Yes ○ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement.

674-001 Elevation Details
674-002 Block Plan
674-003 Location Plan
Design & Access Statement
Local Requirements
3 No. Site Photographs

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces.

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces

12. Foul Sewage

Please state how foul sewage is to be disposed of:

☐ Mains sewer ☐ Package treatment plant ☐ Unknown

☐ Septic tank ☐ Cess pit

Other

N/A

Are you proposing to connect to the existing drainage system? ○ Yes ◉ No ○ Unknown

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary. ○ Yes ◉ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ○ Yes ◉ No

Will the proposal increase the flood risk elsewhere? ○ Yes ◉ No

How will surface water be disposed of?

☐ Sustainable drainage system ☐ Main sewer ☐ Pond/lake

☒ Soakaway ☐ Existing watercourse

14. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

b) Designated sites, important habitats or other biodiversity features

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

c) Features of geological conservation importance

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

15. Existing Use

Please describe the current use of the site:

Agricultural

Is the site currently vacant? ○ Yes ◉ No

Does the proposal involve any of the following:

Land which is known to be contaminated? ○ Yes ◉ No

Land where contamination is suspected for all or part of the site? ○ Yes ◉ No

A proposed use that would be particularly vulnerable to the presence of contamination? ○ Yes ◉ No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. Trees and Hedges

Are there trees or hedges on the proposed development site? ○ Yes ◉ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ○ Yes ◉ No

If Yes to either or both of the above, you will need to provide a full Tree Survey with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ○ Yes ◉ No

18. Residential Units

Does your proposal include the gain or loss of residential units? ○ Yes ◉ No

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss or gain of non-residential floorspace? ◉ Yes ○ No

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
OTHER	Please specify			133.8	133.8
	Total	0.0	0.0	133.8	133.8

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms

20. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	1	2	2
Proposed employees	0	0	0

21. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday Start Time	Monday to Friday End Time	Saturday Start Time	Saturday End Time	Sunday and Bank Holidays Start Time	Sunday and Bank Holidays End Time	Not Known

21. Hours of Opening (continued)

Other							☒

22. Site Area

What is the site area? 133.77 hectares

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal for a waste management development? ○ Yes ◉ No

24. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ Yes ◉ No

25. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ◉ Yes ○ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

◉ The agent ○ The applicant ○ Other person

26. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: Miss First name: Dianne Surname: Critchlow

Person role: Agent Declaration date: 18/06/2008 ☒ Declaration made

26. Certificates (Agricultural Holdings Certificate)

Agricultural Holding Certificate

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Select Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. ○

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ◉

Notice recipient	Date notice served
Name: N/A Number: 0 Suffix: Street: Locality: Town: Postcode:	N/A

Title: Miss First Name: Dianne Surname: Critchlow

Person role: Agent Declaration date: 18/06/2008 ☒ Declaration Made

27. Declaration

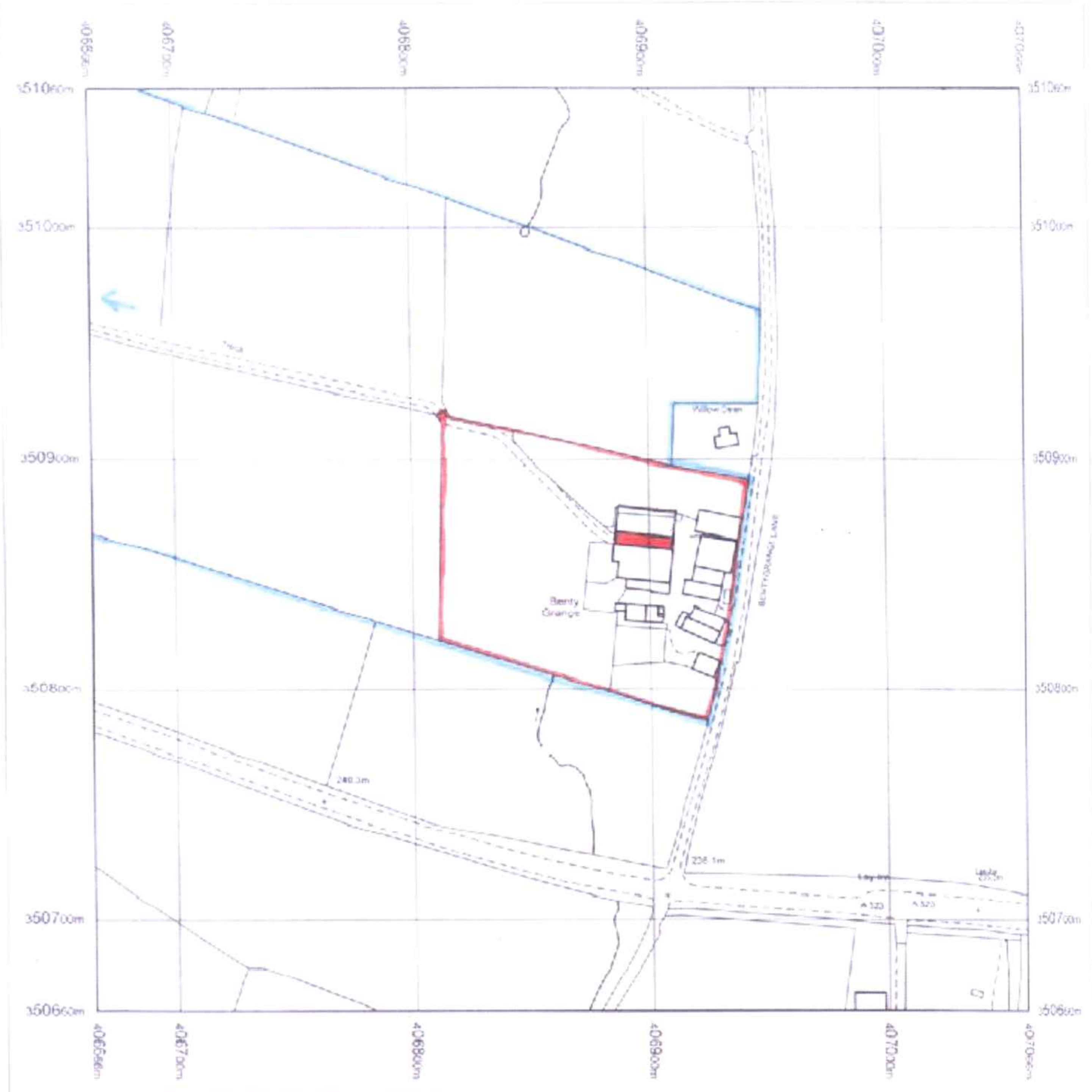
I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. ☒

Date 18/06/2008

08/01[illegible]

Ordnance Survey

OS Sitemap™



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The representation of a road, track or path is no evidence of a right of way

The representation of features as lines is no evidence of a property boundary

08/01117 FUL 27 JUN 2008 - SMD

Metres
0 20 40 60 80 100

Scale 1:2500

Supplied by: Outlet User
Serial number: 00003100
Centre coordinates: 406865.5 350860.5

Further information can be found on the OS Sitemap Information leaflet or the Ordnance Survey web site: www.ordnancesurvey.co.uk

GM, ME + RH Phillips

Proposed agricultural infill building

Drawing No: 674-003

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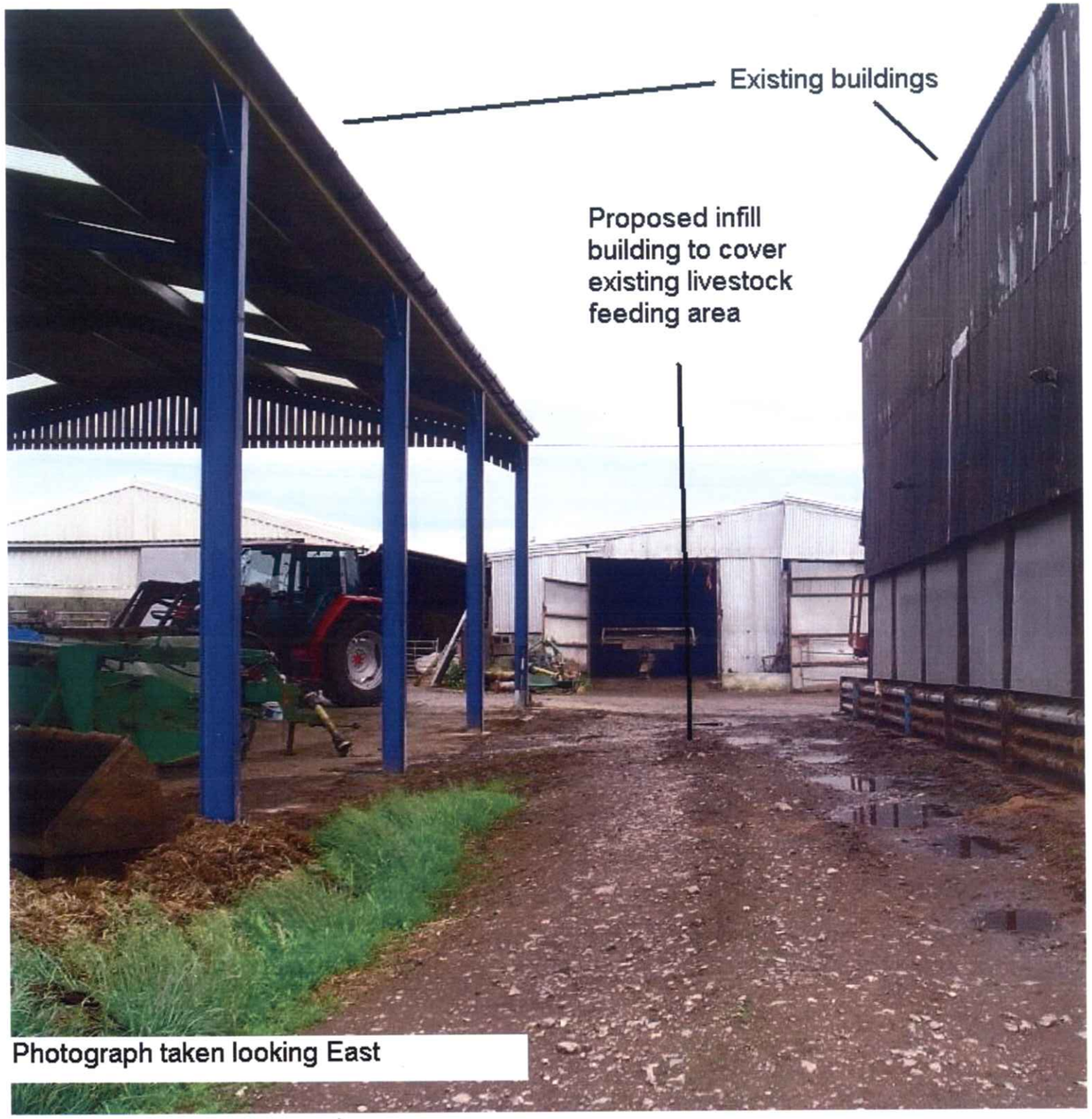
Photograph taken looking East



Photograph taken looking East



Photograph taken looking West

Telephone : Thorpe Cloud (01335) 350419 Day
~~Thorpe Cloud (01335) 350247 Night~~
Fax: (01335) 350533

ALLEN & HUNT
CONSTRUCTION ENGINEERS LTD.

Narlow Works
Thorpe, Nr. Ashbourne
Derbyshire. DE6 2AT

Design & Access Statement

Proposal: Agricultural steel framed infill building to cover an existing livestock feeding area
Site Reference: G.M., M.E. & R.H. Phillips, Benty Grange Farm, Benty Grange Lane, Winkhill, Leek. ST13 7PU

Character appraisal

This building is located south-east of Winkhill in a rural area. The land and buildings are being used for fundamental agricultural processes. This farm extends to approximately 155 acres. This farmland is currently used to rear cattle and to produce fodder. The field boundaries in this area comprise of stonewalls.

Amount of development

The applicant wishes to erect a steel framed agricultural infill building to cover an existing livestock feeding area. The floor area created by this development will be 133.77m². The floor area of this infill building will be of an open plan type design and livestock will be loose.

Use of proposed building

The England Catchment Sensitive Farming Capital Grants Scheme delivered in partnership by Natural England, the Environment Agency and Defra targets the Rivers Hamps, Manifold and Dove sub-catchment areas.

The scheme is open to all agricultural businesses managing land in these areas and is designed to provide solutions to reducing diffuse water pollution from agriculture, thus preventing the need for future regulations.

Benty Grange Farm is identified by the Funding Priority Statement (CSF5) as located in the Target Area, and Roofing of livestock gathering areas (CSF023) is a High Priority Item.

The legal obligations of the Cross Compliance Requirements under the Single Farm Payment Scheme and many other legal obligations, including various regulations under, amongst others, The Groundwater Regulations 1998, The Water Resources Act 1991, Part 1 of the Environmental Protection Act 1990, the Pollution Prevention and Control Regulations 2000, Waste Management Regulations 1994, the Cross Compliance Soil Protection Review, the EU Water Framework Directive (Catchment Sensitive Farming) etc., as well as Codes of Good Agricultural Practice for the protection of Water, Air, Soil and the Groundwater Protection Code, etc.

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The proposal is to provide a roof over an existing livestock feeding area for cattle.

This building will prevent rain accessing the feeding area and therefore significantly reducing the amount of dirty water run-off from the site thus helping prevent any diffuse pollution issues.

Siting
This proposed steel framed infill building is positioned over the existing livestock feeding area located in-between two existing agricultural buildings. No excavation work is required.

We feel this building has been positioned in the most practical location.

Scale
The applicant wishes to erect a steel framed agricultural infill building 24.384m long x 5.486m wide x 4.267m high to lower eaves level. We feel the scale and appearance of this building is appropriate for the site.

Landscaping
This site is well screened from existing buildings and will not be visible from Benty Grange Lane therefore we feel landscaping is not required however the applicant is happy to carry out any landscaping scheme specified by yourselves in order to protect the amenities of the site and the area.

Any landscaping scheme to the south of the proposed building would be difficult to implement due to the applicants land boundary.

Any trees planted will be fenced from livestock and will be protected by either spiral-type rabbit guards with canes or Netlon mesh-type guards including canes.

A circle of 1 metre around the base of each tree shall be kept weed free for a period of at least 2 years.

Any trees that die, become seriously damaged or diseased will be replaced by trees of similar size, unless there is reason to believe that the original species chosen was unsuitable for the site, in which case an alternative appropriate species will be used.

All planting would be carried out in the first planting season following the construction of the building.

Trees will be provided in accordance with BS 3936 and planting to be in accordance with BS 4428.

Appearance
As indicated on drawing No. 674-001 this building will incorporate a Natural coloured fibre cement sheeted roof to match existing buildings.

Vertical cladding down to eaves level only to be treated Yorkshire space-boarding. All roof joints will be made good with matching barge board.

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We feel these materials will blend into the existing landscape without having an adverse effect.

This building has been designed in accordance with B.S. 5502.

Access
Access to the building will be from existing vehicular roadways to and around the holding. The applicant does not seek to increase the number of roadways.

Access can be gained to this holding from Benty Grange Lane, Winkhill.

There will be no impact on the access to the site and vehicle impact to the surrounding area will be unaltered.

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Telephone Thorpe Cloud (01335) 350419 Day
~~Thorpe Cloud (01335) 350247 Night~~
Fax: (01335) 350533

ALLEN & HUNT
CONSTRUCTION ENGINEERS LTD.

Narlow Works
Thorpe, Nr. Ashbourne
Derbyshire. DE6 2AT

Local Requirements

Proposal: Agricultural steel framed infill building to cover an existing livestock feeding area
Site Reference: G.M., M.E. & R.H. Phillips, Benty Grange Farm, Benty Grange Lane, Winkhill, Leek. ST13 7PU

Affordable Housing Information
Not Applicable

Agricultural Developments Statement
Agricultural Holding No.
37/020/0085

Size of holding
The applicant currently farms approximately 155 acres of which 83 acres are owned by the applicant. This figure includes existing agricultural buildings and yard area.

This farmland is used to rear cattle and to produce fodder.

Animals kept at the site
The applicant currently farms approximately 130 head of cattle comprising of 80 dairy cows and 50 followers.

Existing buildings on the holding
The existing agricultural buildings at Benty Grange Farm are used to house loose-housed cattle and to store fodder and implements required to manage the holding.

Additional rented buildings/land
The applicant currently rents approximately 72 acres of land.

The applicant does not currently rent any additional buildings.

Proposed size of building
The applicant wishes to erect an agricultural infill building 24.384m long x 5.486m wide x 4.267m high to lower eaves level (creating a floor area of 133.77m^2).

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Proposed use of building
The England Catchment Sensitive Farming Capital Grants Scheme delivered in partnership by Natural England, the Environment Agency and Defra targets the Rivers Hamps, Manifold and Dove sub-catchment areas.

The scheme is open to all agricultural businesses managing land in these areas and is designed to provide solutions to reducing diffuse water pollution from agriculture, thus preventing the need for future regulations.

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The proposal is to provide a roof over an existing livestock feeding area for cattle.
This building will prevent rain accessing the feeding area and therefore significantly reducing the amount of dirty water run-off from the site thus helping prevent any diffuse pollution issues.

Employment at the site
The applicant currently employs one full time and two part time staff on the holding.

Agricultural Workers Dwellings Appraisal
Not Applicable

Archaeological Report
Not Applicable

Biodiversity Survey & Report
Not Applicable

Change of use of shops or community facilities to other uses – Supporting Information
Not Applicable

Environmental Statement
Not Applicable

Town Centre Uses –Evidence to accompany applications for town centre uses
Not Applicable

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Farm Diversification Schemes – Supporting Information
Not Applicable

Floor Risk Assessment
Not Applicable

Foul Sewage & Utilities Assessment
Not Applicable

Heritage Statement (including listed buildings, Historical features, Archaeological features and Scheduled ancient monuments)
Not Applicable

Land Contamination Assessment
Not Applicable

Landfill Applications
Not Applicable

Landscaping Details
This site is well screened from existing buildings and will not be visible from Benty Grange Lane therefore we feel landscaping is not required however the applicant is happy to carry out any landscaping scheme specified by yourselves in order to protect the amenities of the site and the area.

Any landscaping scheme to the south of the proposed building would be difficult to implement due to the applicants land boundary.

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Any trees that die, become seriously damaged or diseased will be replaced by trees of similar size, unless there is reason to believe that the original species chosen was unsuitable for the site, in which case an alternative appropriate species will be used.

All planting would be carried out in the first planting season following the construction of the building.

Trees will be provided in accordance with BS 3936 and planting to be in accordance with BS 4428.

Lighting Assessment/ Details of Lighting Scheme
Not Applicable

Loss of Employment Land/ Buildings Statement
Not Applicable

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Noise Impact Assessment
Not Applicable

Open Space Assessment
Not Applicable

Parking & Access Arrangements
Not Applicable

Photographs & Photomontages
Please find attached photographs. These photographs show the existing livestock feeding area to be covered which is located in-between two existing agricultural buildings.

Planning Obligations – Draft Heads of Terms
Not Applicable

Planning Statement
Not Applicable

Refuse Disposal Details
Not Applicable

Site Waste Management Plan
Not Applicable

Statement of Community Involvement
Not Applicable

Structural Survey / Works Method Statement
Not Applicable

Telecommunications Development – Supplementary Information
Not Applicable

Transport Assessment
Not Applicable

Travel Plan
Not Applicable

Tree Survey / Arboricultural Implications
Not Applicable

Ventilation / Extraction Statement
Not Applicable

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Reference:	08/01191/FUL WINKHILL



Scale : 1:2500

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Organisation	SMDC
Department	Planning
Description	



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Rev.	Revision Description	Drn	Chkd	Appd	Date

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ALLEN & HUNT LTD
Construction Engineers
Norlow Works, Thorpe, ASHBOURNE. DE6 2AT
Tel: 01335 350419 Fax: 01335 350533

Client:
GM, ME & RH Phillips
Benty Grange Farm, Winkhill
Leek. ST13 7PU

Project:
Proposed Agricultural Building
To Cover An Existing
Livestock Feeding Area

Title:
Block Plan

Drawn by:	Designed by:	Checked:
Dianne Critchlow		
Date: 18/06/08	Index No.:	Approved:

Scales: 1:500 @ A3

Drawing No: 674–002 Revision

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